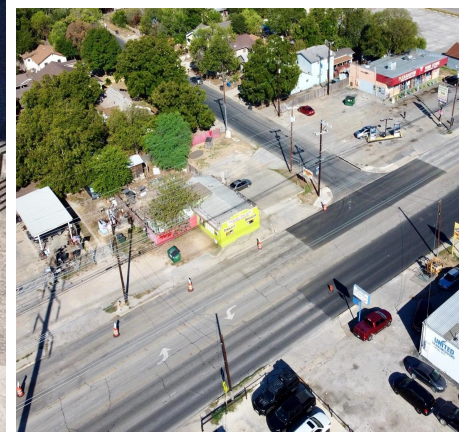
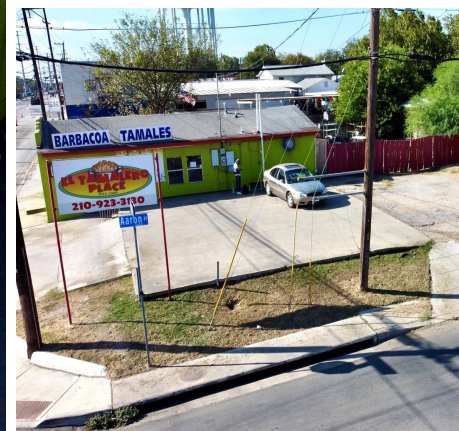
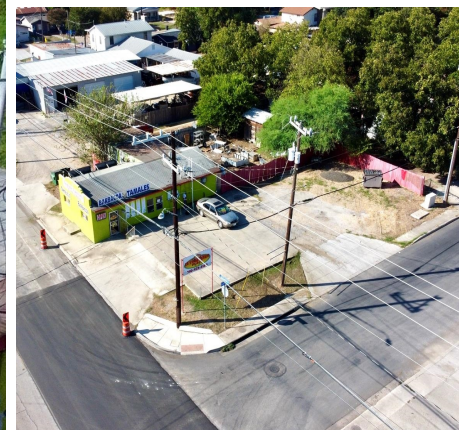


3017 Pleasanton Rd.



OFFERING MEMORANDUM

3017 Pleasanton Rd.
San Antonio, TX 78221

Brian Curtis
Commercial Associate
(210) 581-9050
brian-curtis@jbgoodwin.com
Lic: 684313

JB Goodwin
REALTORS

3017 Pleasanton Rd.

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Exclusively Marketed by:



Brian Curtis

Commercial Associate

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	3017 Pleasanton Rd. San Antonio TX 78221
COUNTY	Bexar
SUBMARKET	Restaurant
GLA (SF)	1,080 SF
LAND ACRES	.0803
LAND SF	3,500 SF
YEAR BUILT	1960
APN	438558
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$250,000
PRICE PSF	\$231.48

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	15,506	95,828	234,754
2023 Median HH Income	\$42,222	\$43,209	\$43,336
2023 Average HH Income	\$54,987	\$57,552	\$60,441

- **Location with High Traffic Visibility:** Situated in an expanding corridor just minutes away from the bustling intersection of SW Military and Pleasanton Rd., this 1080sqft vacant retail restaurant commercial building offers maximum exposure to potential customers. With 91' of traffic frontage on Pleasanton Rd., your business will be hard to miss, ensuring a steady stream of foot traffic and passing customers.

- **Versatile Space for Your Vision:** Whether you're a startup entrepreneur or an established business owner looking to expand, this property provides the perfect canvas for your dreams. With a building size of 1080sqft and a corner lot spanning 3500sqft, you'll have ample space to create a unique and inviting retail or restaurant environment. Additionally, the option for additional parking or patio space allows for further customization to suit your specific needs.
- **Strategic Proximity to Highways and Intersections:** With its convenient location within a 2-mile radius of Interstate 35 and the highly trafficked intersection of SW Military and Pleasanton Rd., this property offers unparalleled accessibility. Your business will benefit from the constant flow of potential customers passing by, ensuring a steady stream of foot traffic and increased visibility.
- **Endless Potential for ROI:** Investing in this property means investing in the future success of your business. The prime location, high traffic visibility, and strategic proximity to major highways and intersections make this property a lucrative opportunity. Whether you're a startup looking to make a splash or an established business seeking expansion, this property offers the perfect platform to maximize your return on investment. Don't miss out on this exceptional opportunity to secure a retail property with tremendous potential. Contact JB Goodwin Realtors Brian Curtis today to schedule a viewing and take the first step towards realizing your business goals.

02

Property Description

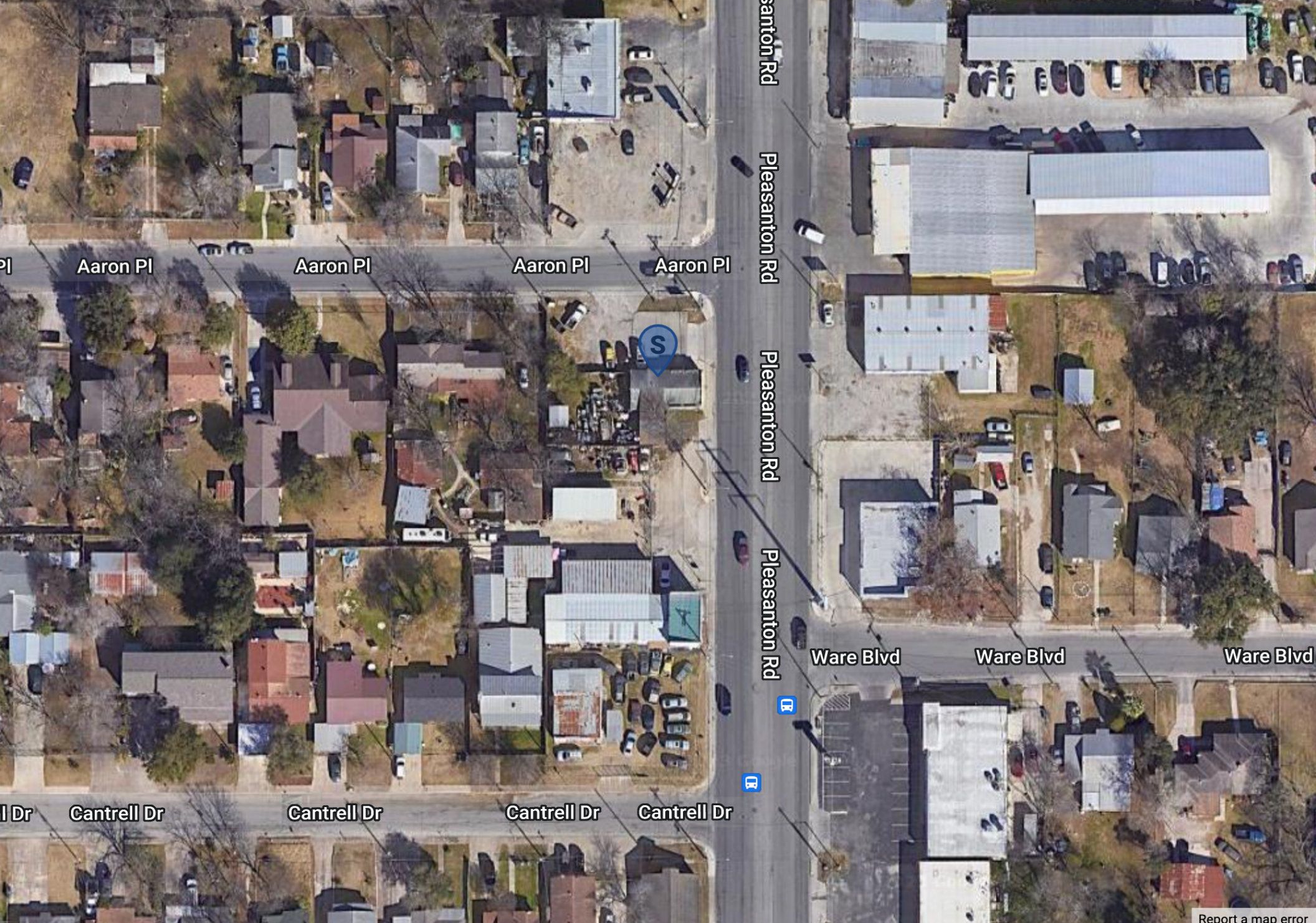
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PROPERTY FEATURES

GLA (SF)	1,080
LAND SF	3,500
LAND ACRES	.0803
YEAR BUILT	1960
# OF PARCELS	1
ZONING TYPE	C-2NA
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	Square
NUMBER OF PARKING SPACES	15
STREET FRONTAGE	70'
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Steel
EXTERIOR	Stucco
PARKING SURFACE	Pavement
ROOF	Shingle



[Report a map error](#)



Pleasanton Rd

Cancel Print

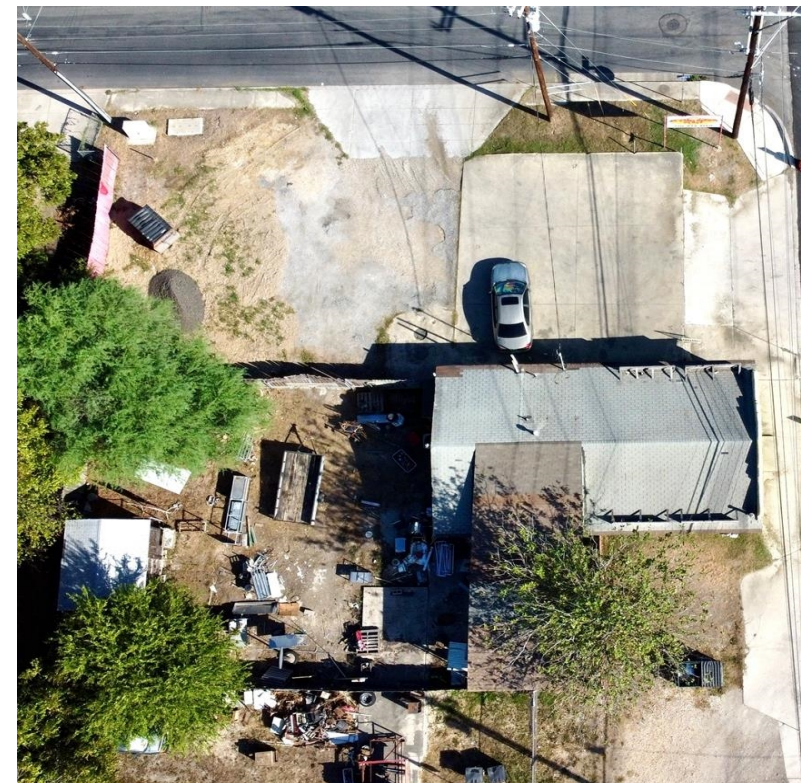
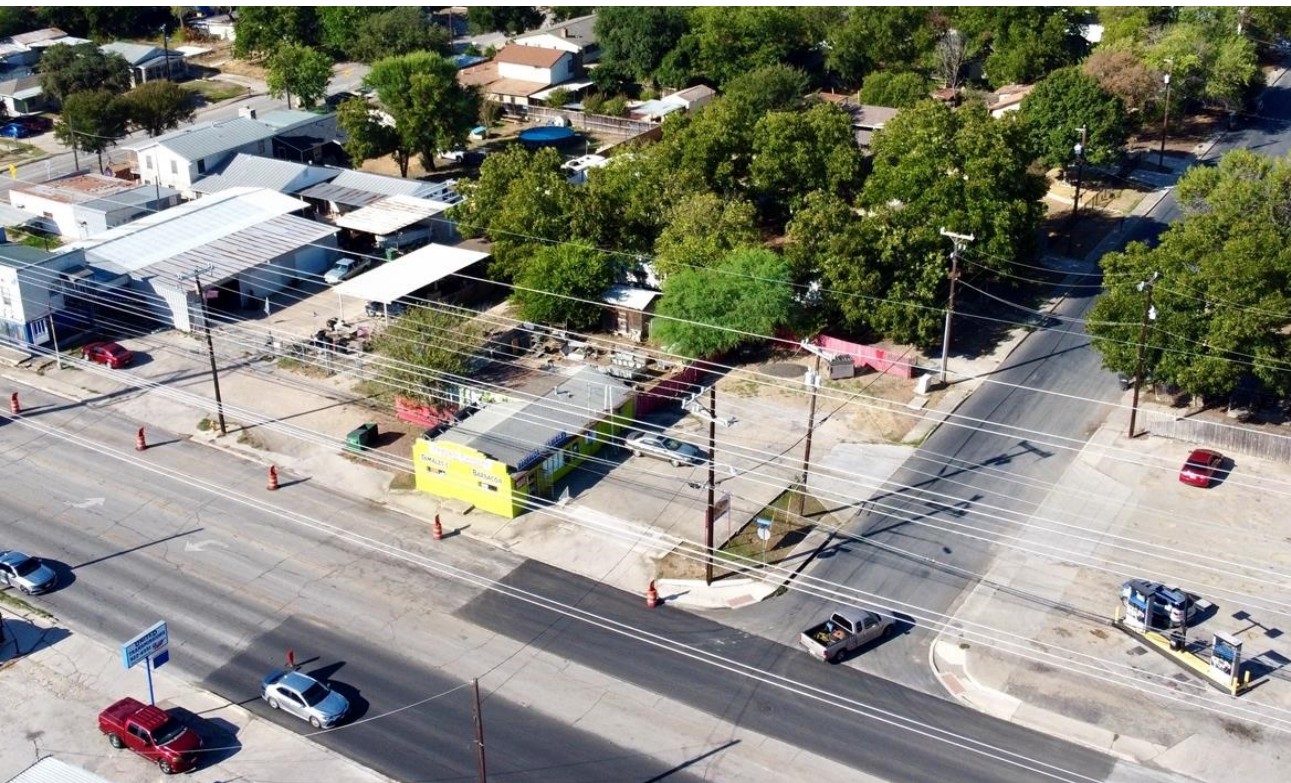


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Parcel Map | 3017 Pleasanton Rd.





3017 Pleasanton Rd.

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, JB Goodwin Realtors has not verified, and will not verify, any of the information contained herein, nor has JB Goodwin Realtors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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